

Memorandum

To: Whom it May Concern

From: Michelle Frye, Planning Assistant, *Updated by M. Young*

Date: November 27, 2007, Updated June 7, 2021

Re: 215 Post Road West –Zoning History and Property Description

<i>Date</i>	<i>Application</i>	<i>Action</i>
Rev. Jul 17, 2017, originally dated 6/28/17	Memo from Deputy P&Z Director K. Daniel (attached) identifying, “... <i>the office is permitted as a ‘home occupation’ an accessory use to the primary residential use.. The office space may be utilized for a different medical professional provided the individual also resides on the premises.</i> ”	N/A
Jan. 13, 2012	ZP #38473 issued for replacement of free-standing sign.	ZCC not issued.
May 20, 2009	ZP #36867 issued for wall signs and directional signs for Fairfield County Bank.	ZCC not issued.
Jan. 1, 2009	ZP #36673 issued for interior renovations to modify existing stair on southwest end of the building to go from cellar to 3 rd floor, changes to bathrooms, and modifications to office areas.	ZCC not issued.
May 27, 2008	ZP #36313 issued for interior renovations for lower level storage, 2 nd floor offices, and one-bedroom apartment.	ZCC not issued.
May 8, 2008	ZP #36312 issued for site work to implement ARC approval granted pr Res. #07-068.	ZCC not issued.
April 14, 2008	ZP #36230 issued for interior renovations for a bank to occupy the first floor (south end of the building), and to convert a portion of the cellar into bank use.	ZCC issued 3/17/09.
Dec. 4, 2007	Res. #07-068 Site Plan approval granted by the Administrative Review Committee (ARC) to regrade the lot, construct a retaining wall, to relocate two (2) parking space and to create seven (7) new parking spaces.	Approved.
Oct. 15, 2007	ZP #35908 issued for site work to provide a two-lane bank drive-up, interior renovations for first floor bank.	ZCC issued 3/17/09.
Sept. 21, 2006	ZP #35192 issued for Wall Sign for Botanical Floral Design Studio and Wall Sign for Settlers and Traders.	ZCC issued 1/9/09.
Aug 9, 2006	Application #06-034 approved for Site plan approval for accessory use for two lane drive up window for bank.	Approved.
Aug. 7, 2006	ZP #36456 issued for installation of AC units on north and east sides of the building.	ZCC not issued.
Sept 5, 2002	Res. #02-049, Site plan for change of use to retail use in an existing building.	Denied.
May 17, 2002	Res #02-029, ARC, denied Site Plan for outdoor storage and display.	Denied.
Oct 30, 2001	ZP #31337 issued for interior renovations to convert area previously used as synagogue into temporary space for Pymander Book Store.	ZCC issued 11/1/01.

Oct 25, 2001	Site Plan approval #01-078 for a change of use for the Pymander Book Store to move into approximately 950 square feet area on the 1 st floor of the building (expired 4/30/02).	Approved.
Aug 20, 1996	Site Plan approval #96-084 for outdoor storage and display of antiques.	Approved.
Nov 21, 1995	Temporary zoning permit #95-130 for outdoor sales from 11/24/95 through 12/31/95 in conjunction with the rental of the free-standing building for Christmas Tree Sales.	Approved.
Oct 26, 1995	ZP #26573 issued for interior renovations to 1 st floor for synagogue. ZP amended 6/17/96 to include 2 nd floor for Kiddush room.	ZCC not issued.
June 1, 1995	Res #94-049 Modified: Conditional Approval Re-Granted.	Approved.
July 26, 1994	Res. #94-074 ARC Approved Change of Use & site plan for retail, storage & outdoor display.	Approved.
June 16, 1994	Res. #94-049 Approved Use of portion of the building for Young Israel Synagogue subject to conditions (25% of 42 spaces may be deferred and a total of 32 spaces must be available).	Approved.
Mar 12, 1991	ZBA Application #4422 for decrease to rear setback from 25' to 22', to allow a 123 SF addition which would increase the building area to 4545 SF and increase the building floor area by 88 SF to 3230 SF for a 123 SF rear addition.	Withdrawn
Aug 30, 1989	ZP #22526 issued for wall sign for "Settlers and Traders".	ZCC not issued.
Mar 22, 1989	ZP #22196 for free-standing sign "Settlers and Traders"	ZCC not issued.
Feb 13, 1989	Res #85-102 Approval Re-granted w/ modified phasing plan	Approved.
Jan 4, 1989	ZP #22082 issued for interior renovations to Building 1 only.	ZCC not issued.
July 20, 1988	Res #88-86 ARC Approval for new sign-remove 2 existing signs.	Approved.
May 27, 1988	ZP #21656 issued for parking garage.	ZCC not issued.
Sept 22, 1987	Res #85-102-2 Approval Re-granted w/ Phasing Schedule or approval void.	Approved.
Dec. 18, 1986	ZP #20560 issued for addition to rear as stairwell, 2 nd story addition on west end.	ZCC not issued.
Sept 25, 1986	Res. #85-102 Modified to Re-Grant Approval (Votes 6 Ayes; 1 Nay)	Approved.
Apr 3, 1986	Res. #86-4 Special Permit Modification to construct 1,601 SF addition approved w/ conditions	Approved.
Oct 17, 1985	Res. #85-102 Special Permit to construct 30,843 SF Mixed Use (15,843 SF Comm. & 15 Dwelling Units). Approved Uses (for new buildings) = 8,550sf commercial, 1,800sf retail, 400sf restaurant = 10,750 TOTAL . Approved uses (for existing building) = 2,925sf commercial, 614sf bank branch, and 1,554sf attic and cellar = 5,093sf. TOTAL . Parking required: 111.36 spaces and parking provided: 99 (13 were deferred by the P&Z Commission. A zoning permit was not issued for implementation of this work.	Approved.

Oct 17, 1985	Map Amendment #333, Res. #85-101 rezoned entire parcel to BPD-applicant offered Restrictive Covenant stating that site could never contain more than 16,100 SF of interior floor space devoted to commercial use on entire site. <i>Upon a conversation with the applicant on 7/25/06 it was confirmed that the restrictive covenant is still in effect and that the current proposal will not exceed this limit.</i>	Approved.
July 25, 1979	ZBA #3071 withdrawn to expand a nonconforming use to allow an addition for funeral home in residential zone to be 16.2' from rear lot line & Sec. 35-2.4 and 35-2.4.2 to allow 10 ' buffer strip to be located along rear lot lien instead of the zone line.	Withdrawn.
Jan 14, 1966	ZP #11142 issued for wall sign for Fable Funeral Home.	ZCC not issued.

215 Post Road West (PID #B08075000) is 2.065 acres in size and wholly located in the Business Preservation District (BPD), according to the Town's GIS. 215 Post Road West is listed on the Town's Historic Resources Inventory as constructed circa 1910 known as the Colonel Partridge House. The Tax Assessor's card identifies there are two buildings on site with one identified as an Office building approximately 10,000 SF in size, and the other as a garage with a business operating within it approximately 532 SF in size. There exists two curb cuts onto Post Road West with one driveway serving ingress and the other egress. The property is served by a private sewage disposal system; not connected to the public sewer according to the Town's GIS.

Attached

Memorandum from Katherine Daniel, Deputy P&Z Director, dated 6/28/17, revised 7/18/17